

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-18045 - APPLICANT/OWNER: THE AQUITANIA CORPORATION

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be defined as a reduction of an existing 54-foot public right-of-way radius corner located at the northeast corner of Main Street and Bonanza Road to a 30-foot radius corner.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a petition to vacate a 24-foot section of a public right-of-way radius corner generally located at the northeast corner of Main Street and Bonanza Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/02/05	The City Council reviewed and approved a request for a Site Development Plan Review (SDR-8649) for a mixed-use development with 296 Residential Units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner, side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249-feet from residential property is the minimum required. Planning Commission and staff recommended approval.
08/24/06	The Planning Commission reviewed and approved a request for a Tentative Map (TMP-15044) for a mixed-use subdivision consisting of 296 residential condominium units and one commercial lot on 2.47 acres at the northeast corner of Main Street and Bonanza Road. Staff recommended approval.
12/21/06	The Planning Commission recommended approval of companion item SDR-18025 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #47/ja).
<i>Pre-Application Meeting</i>	
A Pre-application meeting is not required for this type of application nor was one held.	
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this type of application nor was one held.	

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant - Undeveloped	MXU (Mixed-Use)	C-M (Commercial Industrial)
North	Vacant - Undeveloped	MXU (Mixed-Use)	C-M (Commercial Industrial)
South	Surface Parking Lot	Commercial and Residential	C-M (Commercial Industrial)
East	Vacant - Undeveloped	MXU (Mixed-Use)	C-M (Commercial Industrial) R-2 (Medium Low Density residential)
West	Vacant Land and Industrial	Commercial	C-M (Commercial Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown North Land Use Plan	Y		Y
Las Vegas Redevelopment Plan	Y		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		N	Y
Trails		N	Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DETAILS OF APPLICATION REQUEST

The property is legally described as the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of the South Half (S½) of Section 27, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

- Planning

Planning staff has no objection to the vacation request. No adverse affects to traffic circulation or site access would result with the proposed vacation. Future development of the site is proposed as a mixed-use commercial-residential structure.

- Public Works

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform, as this application is to vacate a portion of a radius corner.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No.*

C. Does it appear that the vacation request involves only excess right-of-way? *The vacation is for the reduction of a radius corner that the adjacent developer wishes to incorporate into his site.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Aquitania site: SDR-8649 and TMP-15044.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 3 by City Clerk

APPROVALS 0

PROTESTS 0